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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO FINANCIAL WASHINGTON 1, INC.,
its successors in interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF FRANCES C.
MADDEN; CHARLES WEASER; STATE OF
WASHINGTON; OCCUPANTS OF THE PREMISES

SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY

CAUSE # 15-2-05468-6 KNT

JUDGMENT RENDERED ON 10/7/2015
WRIT FOR ORDER OF SALE ISSUED:
02/04/2016

DATE OF LEVY: 02/22/2016

TO: UNKNOWN HEIRS AND DEVISEES OF FRANCES C. MADDEN; CHARLES WEASER; STATE
OF WASHINGTON; OCCUPANTS OF THE PREMISES, (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

15209 150TH LANE SOUTHEAST, RENTON, WA 98058

PARCEL A:

A TRACT OF LAND EMBRACING PORTIONS OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER AND OF GOVERNMENT LOT 9 IN SECTION 23, TOWNSHIP 23 NORTH,
RANGE 5 EAST W.M. RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SAID SECTION WITH THE NORTHERLY MARGIN ON THE
COLUMBIA AND PUGET SOUND RAILWAY RIGHT OF WAY;

THENCE NORTH 75°41'53" WEST ALONG SAID RIGHT OF WAY MARGIN 300.68 FEET;

THENCE NORTH 1°53'07" EAST 305.33 FEET;

THENCE SOUTH 88°06'53" EAST 207.80 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°06'53" EAST 86.60 FEET TO THE EAST LINE OF SAID
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 2°00'08" EAST ALONG SAID EAST LINE 72.10 FEET TO THE SOUTHEAST
CORNER OF SAID GOVERNMENT LOT 9;

THENCE NORTH 0°34'01" EAST ALONG THE EAST LINE OF SAID LOT 33.68 FEET;

THENCE NORTH 87°53'38" WEST 85.98 FEET;

THENCE SOUTH 1°53'07" WEST 106.11 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE RIGHT OF EASEMENT FOR PURPOSES OF INGRESS AND EGRESS,
DRAINAGE AND UTILITIES, OVER, UNDER AND ACROSS AN IRREGULAR SHAPED TRACT OF
LAND DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 23 WITH THE NORTHERLY MARGIN OF THE COLUMBIA AND PUGET SOUND RAILWAY RIGHT OF WAY,

THENCE NORTH 75°41'53" WEST ALONG SAID RIGHT OF WAY MARGIN 300.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 75°41'53" WEST 20.48 FEET;

THENCE NORTH 1°53'07" EAST 472.10 FEET;

THENCE SOUTH 88°06'53" EAST 110.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET;

THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET;

THENCE SOUTH 88°06'53" EAST 20.00 FEET TO INTERSECT THE ARC OF CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 88°06'53" EAST AND 20.00 FEET DISTANT;

THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET;

THENCE SOUTH 1°53'07" WEST 20.00 FEET;

THENCE NORTH 88°06'53" WEST 150.00 FEET;

THENCE SOUTH 1°53'07" WEST 405.33 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

TAX PARCEL NO.: 232305 9178 08

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM

DATE: APRIL 15, 2016

PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$280,021.48** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **NO REDEMPTION RIGHTS AFTER SALE.**
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE

PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
(425) 458-2121